

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD**  
**March 5, 2020**

The Wyoming Architectural Review Board (ARB) met on Thursday, March 5, 2020 in the conference room of the City Building. The meeting was called to order at 6:00 PM by Chair Gene Allison. Attendance was as follows:

**MEMBERS:**

Gene Allison  
Mark Browning  
Scott Kyle

**STAFF:**

Megan Statt Blake, Community Development Director

**OTHERS:**

Jim Tinkham, Homewood Development

**APPROVAL OF PRIOR MEETING MINUTES**

Mr. Kyle moved to approve the minutes of the December 12, 2019 meeting, seconded by Mr. Allison. The motion passed unanimously.

**HOUSING INFILL PROJECT: DESIGN REVIEW**

Ms. Statt Blake recapped that the last time ARB reviewed this project was in October, when the 637 and 641 Oak Avenue house designs were discussed. Tonight's review will revisit those designs and also address 220 Crescent Avenue. 715/717 Van Roberts Place will be reviewed at a later date. ARB review is part of the development agreement between the Wyoming Community Improvement Corporation (CIC) and Homewood Development. A variance is being sought from the Board of Zoning Appeals (BZA) for 220 Crescent as the lot does not meet the minimum width requirement of the Zoning Code, and it's anticipated that certain dimensional variances will be sought for 637 and 641 Oak regarding setbacks.

220 Crescent Avenue: Mr. Allison asked whether there is an existing curb cut at 220 Crescent, and Ms. Statt Blake answered that the curb cut serving the prior house was removed around the time of demolition, and a new curb cut will be made in approximately the same location when the new house is constructed.

Mr. Browning entered the meeting.

Mr. Allison requested that Mr. Tinkham do what he can to protect any healthy trees located on the property. The topic of divided light windows was discussed and the members confirmed they accept the window designs as proposed. Mr. Browning inquired about the color of the brick exterior. Mr. Tinkham anticipates using a fairly traditional red brick, but will adjust if a homebuyer requests differently.

Mr. Kyle moved to approve the house design as proposed, with a preference for red brick, for 220 Crescent Avenue, seconded by Mr. Allison. The motion passed unanimously.

637 Oak Avenue: Mr. Tinkham stated that both Oak Avenue houses will have concrete driveways, but 637 Oak will have a field stone walkway so as to have less disturbance of the large Oak tree in the front yard. Exterior details were discussed, including the brick to siding transition on the south elevation, and adding a band board to provide more visual interest to the south side and rear elevations.

Mr. Browning moved to approve the house design with the following modifications: adding band boards at the second floor line and the base of the second floor gables; and a preference for additional windows on the south elevation. Mr. Kyle seconded the motion. The motion passed unanimously.

641 Oak Avenue: Mr. Allison considered whether the west/rear elevation should have a hip roof to reduce the massing of the roof and it was determined that the roof line should remain as is, but additional architectural detailing could be provided to soften the appearance. Further discussion addressed other exterior details.

Mr. Kyle moved to approve the house design with the following modifications: modifying the west/rear elevation of the garage by adding a band board with shake siding above within the gable to match the east elevation; adding a gable vent detail to the north elevation (facing Wentworth) to match the gable vent on the east/front elevation; and adding a band board above the second story windows on the north and south elevations. Mr. Allison seconded the motion. The motion passed unanimously.

## **MISCELLANEOUS**

Mr. Allison inquired about the status of constructing the Wyoming High School Athletic Training Facility. Ms. Statt Blake stated that the zoning certificate and earthworks permit were issued by the City, and the applicant is likely close to receiving their building permit from Hamilton County. There are three trees just behind the Burns Avenue public sidewalk, and in front of the future detention basin, and it may be appropriate for two of the trees (locust and hemlock) to be removed due to their condition and negative impact on the third tree (elm). The City arborist will be assessing the trees and providing a recommendation.

A minor addition is planned to the Wyoming High School Media Center, and City staff anticipates receiving the plans soon. It is likely to be treated as a Development Plan Exemption, which would be administratively approved.

## **ADJOURNMENT**

Mr. Kyle moved to adjourn the meeting, seconded by Mr. Browning. The motion passed unanimously. The meeting adjourned at 7:22 PM.

Respectfully submitted,

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Megan Statt Blake,  
Community Development Director  
Secretary of the March 5, 2020 Meeting

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Gene Allison,  
Chair of the Architectural Review Board